

# 4th AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE GATEWAY

## PHASE 1 GARAGE EXPANSION

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

### ACKNOWLEDGEMENT

ON THIS 1st DAY OF March, 2017, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED Matthew W. Winger, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED REPRESENTATIVE OF THE OWNER, COUSINS W. RIO SALADO LLC, AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: Kelli Austin 2/15/2019  
NOTARY PUBLIC MY COMMISSION EXPIRES

COUSINS W RIO SALADO LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: Matthew W. Winger;

DATE: 3/1/2017

NAME OF SIGNATORY (PRINT HERE)

ITS: SENIOR VICE PRESIDENT

PRINT SIGNATORY'S TITLE



### LEGAL DESCRIPTION

PARCEL NO. 1: Phase One

THAT PORTION OF OFFICE PLAZA 222, CONDOMINIUM PLAT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 236 OF MAPS, PAGE 48, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID OFFICE PLAZA 222, SAID CORNER LYING ON THE EASTERLY RIGHT-OF-WAY OF ASH AVENUE;  
THENCE NORTH 00 DEGREES 06 MINUTES 16 SECONDS EAST ALONG THE WEST LINE OF SAID OFFICE PLAZA 222, A DISTANCE OF 120.38 FEET TO A SET 1/2" REBAR WITH CAP #26404, BEING THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 198.70 FEET TO A SET 1/2" REBAR WITH CAP #26404;  
THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS EAST CONTINUING ALONG SAID WEST LINE A DISTANCE OF 331.52 FEET TO THE NORTHWEST CORNER OF SAID OFFICE PLAZA 222, SAID CORNER BEING A SET 1/2" REBAR WITH CAP #26404;  
THENCE SOUTH 89 DEGREES 45 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID OFFICE PLAZA 222, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF 1ST STREET A DISTANCE OF 317.77 FEET TO A CORNER OF SAID OFFICE PLAZA 222, LAST SAID CORNER BEING A FOUND COTTON PICKER SPINDLE;  
THENCE SOUTH 00 DEGREES 09 MINUTES 42 SECONDS WEST ALONG THE EAST LINE OF SAID OFFICE PLAZA 222, A DISTANCE OF 329.73 FEET TO A CORNER OF SAID OFFICE PLAZA 222, LAST SAID CORNER BEING A FOUND COTTON PICKER SPINDLE;  
THENCE SOUTH 00 DEGREES 10 MINUTES 15 SECONDS WEST A DISTANCE OF 199.32 FEET TO A SET 1/2" REBAR WITH CAP #26404;  
THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS WEST A DISTANCE OF 318.06 FEET TO THE TRUE POINT OF BEGINNING.

(LEGAL DESCRIPTION CONTINUED ON FOLLOWING PAGE)

### APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS 28th DAY OF FEBRUARY, 2017.

### PREVIOUS APPROVALS FOR TEMPE GATEWAY P.A.D.:

ORIGINAL:	SPD-97.91		
1ST AMENDED:	DS061340	PAD07007	REC07032
2ND AMENDED:	DS061340	PAD09002	REC09006
3RD AMENDED:	DS061340	PAD10001	REC10006

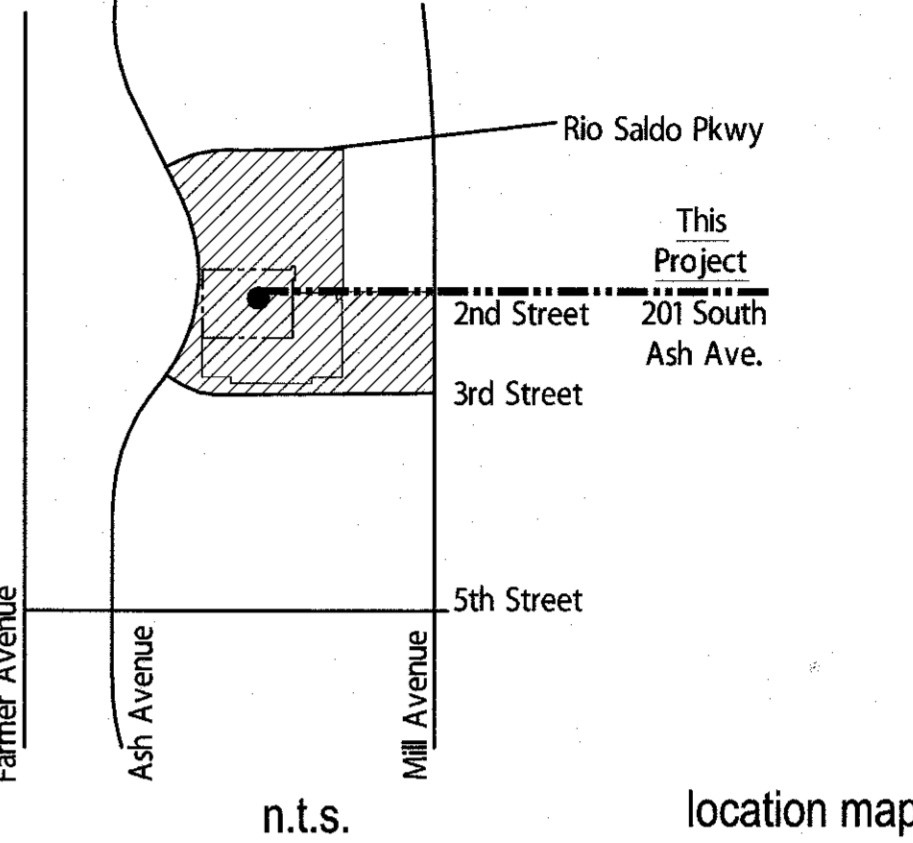
### OWNER / DEVELOPER

COUSINS W RIO SALADO LLC  
60 EAST RIO SALADO PARKWAY, SUITE 505  
TEMPE, AZ 85281  
CONTACT: BILLY BINGER

### PROJECT DATA

CC ZONING	PAD PROVIDED
TABLE 4-203A	
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY-URBAN CORE (more than 65 du/ac)
SITE AREA	
111 W. RIO SALADO PKWY	168,784 SF (3.87 ACRES)
222 S. MILL AVE.	154,265 SF (3.54 ACRES)
TOTAL SITE AREA	323,049 SF (7.41 ACRES)
BUILDING HEIGHT	
111 W. RIO SALADO PKWY	152' / 10 STORIES
222 S. MILL AVE.	132' / 8 STORIES
PHASE 1 GARAGE	60' / 6 STORIES
PHASE 2 GARAGE	54' / 5 STORIES
BUILDING LOT COVERAGE	
PHASE 1 ONLY	22.3%
PHASE 1 AND PHASE 2	53%
SITE LANDSCAPE COVERAGE	
PHASE 1 LANDSCAPE AREA	61,000 SF / 19%
PHASE 2 LANDSCAPE AREA	52,107 SF / 16%
TOTAL LANDSCAPE AREA	113,107 SF / 35%
BUILDING SETBACKS (minimum)	
GARAGE - SOUTH	0'-0"
GARAGE - WEST	0'-0"
GARAGE - WEST COMMON WALL	0'-0"
GARAGE - EAST	0'-0"
GARAGE - NORTH COMMON WALL	0'-0"
GENERAL OFFICE - EAST	0'-0"
GENERAL OFFICE - NORTH	0'-0"
GENERAL OFFICE - SOUTH	0'-0"
GENERAL OFFICE - WEST	0'-0"
VEHICLE PARKING QUANTITY	
PHASE 1 PARKING	955 SPACES
PHASE 2 PARKING	1,115 SPACES
TOTAL VEHICLE PARKING	2,070 SPACES
BICYCLE PARKING QUANTITY	
PHASE 1	24 SPACES
PHASE 2	60 SPACES
TOTAL BICYCLE PARKING	84 SPACES
USES	
111 W. RIO SALADO PKWY	225,116 SF
222 S. MILL AVE.	237,489 SF
RETAIL	5,795 SF
RESTAURANT	25,000 SF
PHASE 1 GARAGE	354,630 SF
PHASE 2 GARAGE	360,126 SF
TOTAL USES	1,208,156 SF

### SITE VICINITY MAP



### CONDITIONS OF APPROVAL: PL160320

1. ALL PREVIOUS CONDITIONS OF APPROVAL AND STANDARDS ESTABLISHED BY THE PLANNED AREA DEVELOPMENT OVERLAY AND AMENDED PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY CITY COUNCIL SHALL APPLY TO THIS REQUEST.
2. THE 4TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY SHALL BE PUT INTO PROPER FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS.

DAVIS

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1781 THOMAS J. ZANDER  
ARIZONA U.S.A.  
Expires 12.31.2019

US AIRWAYS  
201 SOUTH ASH AVENUE  
TEMPE, ARIZONA

DS16078

PL160320

REC16250

REC16250

PL160320

DS16078

PAD 1

1 OF 3

DATE: 02.27.2017

# 4th AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE GATEWAY

## PHASE 1 GARAGE EXPANSION

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

### LEGAL DESCRIPTION (cont from cover sheet)

PARCEL NO. 2: Phase Two

OFFICE PLAZA 222 CONDOMINIUM PLAT ACCORDING TO BOOK 236 OF MAPS, PAGE 48, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 61, MAP OF TEMPE ACCORDING TO BOOK 2 OF MAPS, PAGE 26;  
THENCE SOUTH 89 DEGREES 59 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 61, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF 3RD STREET 123.43 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF MILL AVENUE PER OFFICE PLAZA 222;  
THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE 211.80 FEET;  
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST CONTINUING ALONG SAID SOUTH LINE 302.97 FEET;  
THENCE NORTH 44 DEGREES 56 MINUTES 38 SECONDS WEST, 21.19 FEET TO AN ANGLE POINT ON THE WEST LINE OF SAID OFFICE PLAZA 222, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY OF ASH AVENUE;  
THENCE NORTH 00 DEGREES 06 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE AND 650.69 FEET TO THE NORTHWEST CORNER OF SAID OFFICE PLAZA 222;  
THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID OFFICE PLAZA 222, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF 1ST STREET 318.67 FEET TO A CORNER OF SAID OFFICE PLAZA 222;  
THENCE SOUTH 00 DEGREES 09 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID OFFICE PLAZA 222, 329.82 FEET TO A CORNER OF SAID OFFICE PLAZA 222;  
THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS EAST ALONG THE NORTH LINE OF SAID OFFICE PLAZA 222, 329.97 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY OF MILL AVENUE, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 533.50 FEET, THE CENTER OF SAID CURVE BEARS NORTH 89 DEGREES 50 MINUTES 49 SECONDS WEST;  
THENCE SOUTHERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 38 DEGREES 54 MINUTES 10 SECONDS AN ARC LENGTH OF 362.24 FEET TO THE TRUE POINT OF BEGINNING.  
EXCEPT THAT PORTION OF OFFICE PLAZA 222, CONDOMINIUM PLAT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 236 OF MAPS, PAGE 48, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID OFFICE PLAZA 222, SAID CORNER LYING ON THE EASTERLY RIGHT-OF-WAY OF ASH AVENUE;  
THENCE NORTH 00 DEGREES 06 MINUTES 16 SECONDS EAST ALONG THE WEST LINE OF SAID OFFICE PLAZA 222, A DISTANCE OF 120.38 FEET TO A SET 1/2" REBAR WITH CAP #26404, BEING THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 198.70 FEET TO A SET 1/2" REBAR WITH CAP #26404;  
THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS EAST CONTINUING ALONG SAID WEST LINE A DISTANCE OF 331.52 FEET TO THE NORTHWEST CORNER OF SAID OFFICE PLAZA 222, SAID CORNER BEING A SET 1/2" REBAR WITH CAP #26404;  
THENCE SOUTH 89 DEGREES 45 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID OFFICE PLAZA 222, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF 1ST STREET A DISTANCE OF 317.77 FEET TO A CORNER OF SAID OFFICE PLAZA 222, LAST SAID CORNER BEING A FOUND COTTON PICKER SPINDLE;  
THENCE SOUTH 00 DEGREES 09 MINUTES 42 SECONDS WEST ALONG THE EAST LINE OF SAID OFFICE PLAZA 222, A DISTANCE OF 329.73 FEET TO A CORNER OF SAID OFFICE PLAZA 222, LAST SAID CORNER BEING A FOUND COTTON PICKER SPINDLE;  
THENCE SOUTH 00 DEGREES 10 MINUTES 15 SECONDS WEST A DISTANCE OF 199.32 FEET TO A SET 1/2" REBAR WITH CAP #26404;  
THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS WEST A DISTANCE OF 318.06 FEET TO THE TRUE POINT OF BEGINNING; AND  
EXCEPT A PART OF OFFICE PLAZA 222 SUBDIVISION, AS RECORDED IN BOOK 236 OF MAPS, PAGE 48 AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF MILL AVENUE AND 3RD STREET (FOUND BRASS CAP IN HANDHOLE);  
THENCE SOUTH 89 DEGREES 36 MINUTES 01 SECONDS WEST, ALONG THE CENTERLINE OF SAID 3RD STREET (CONTROL LINE TO OFFICE PLAZA 222, AS RECORDED IN BOOK 236 OF MAPS, PAGE 48, MCR), A DISTANCE OF 385.14 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 24 SECONDS WEST, A DISTANCE OF 231.04 FEET;  
THENCE NORTH 00 DEGREES 23 MINUTES 36 SECONDS WEST, A DISTANCE OF 69.00 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 89 DEGREES 36 MINUTES 24 SECONDS WEST, A DISTANCE OF 71.60 FEET;  
THENCE NORTH 45 DEGREES 20 MINUTES 13 SECONDS WEST, A DISTANCE OF 21.19 FEET;  
THENCE NORTH 00 DEGREES 16 MINUTES 51 SECONDS WEST, A DISTANCE OF 8.40 FEET TO THE POINT OF CUSP OF A CURVE WHOSE 459.50 FOOT RADIUS BEARS NORTH 20 DEGREES 19 MINUTES 58 SECONDS EAST AND IS CONCAVE NORTHEASTERLY;  
THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11 DEGREES 11 MINUTES 53 SECONDS, A DISTANCE OF 89.80 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3: Phase Two

THAT PORTION OF BLOCK 61, MAP OF TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 61;  
THENCE SOUTH 89 DEGREES 59 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 61, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF 3RD STREET 123.43 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF MILL AVENUE PER THE PLAT OF OFFICE PLAZA 222 ACCORDING TO BOOK 236 OF MAPS, PAGE 48, SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 533.50 FEET, THE CENTER OF SAID CURVE BEARS NORTH 50 DEGREES 54 MINUTES 36 SECONDS WEST;  
THENCE NORTHERLY ALONG SAID CURVE AND LAST SAID RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 38 DEGREES 55 MINUTES 26 SECONDS AN ARC LENGTH OF 362.40 FEET TO THE CENTERLINE OF 2ND STREET PER SAID MAP OF TEMPE;  
THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE 5.00 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID BLOCK 61;  
THENCE SOUTH 00 DEGREES 10 MINUTES 08 SECONDS WEST ALONG SAID PROLONGATION AND SAID EAST LINE 344.84 FEET TO THE POINT OF BEGINNING.

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Expires 12.31.2019

REC16250

PL160320

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US AIRWAYS  
201 SOUTH ASH AVENUE  
TEMPE, ARIZONA

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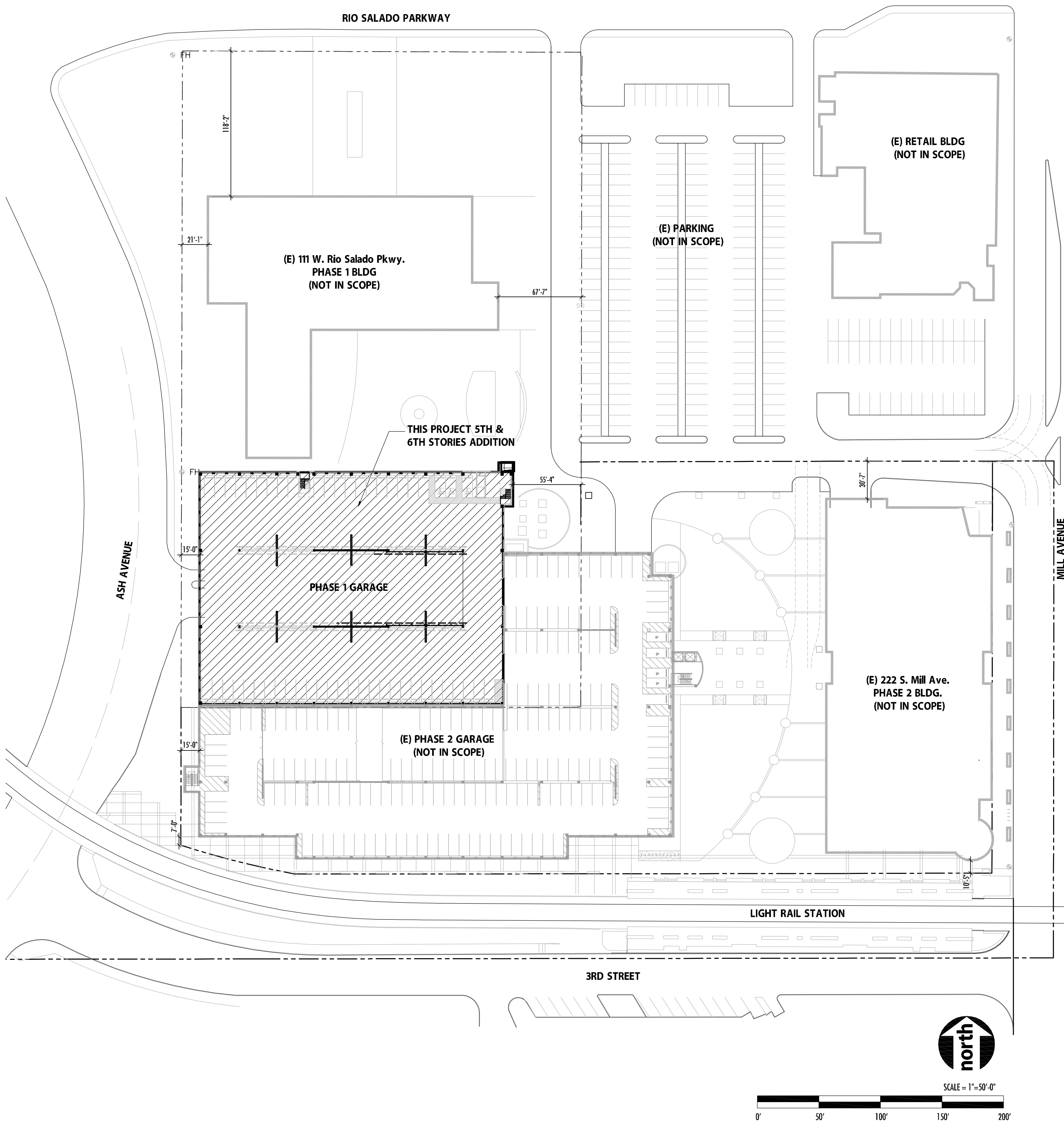
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4th AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE GATEWAY

PHASE 1 GARAGE EXPANSION

SITE PLAN

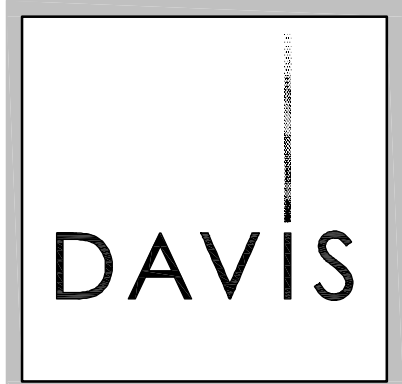


ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203A	CC	EXISTING APPROVED PAD		PAD PROPOSED
GENERAL PLAN LAND USE		MIXED-USE		MIXED-USE
GENERAL PLAN DENSITY		HIGH DENSITY-URBAN CORE (more than 65 du/ac)		HIGH DENSITY-URBAN CORE (more than 65 du/ac)
SITE AREA				
111 W. RIO SALADO PKWY		168,784 SF (3.87 ACRES)		168,784 SF (3.87 ACRES)
222 S. MILL AVE.		154,265 SF (3.54 ACRES)		154,265 SF (3.54 ACRES)
TOTAL SITE AREA		323,049 SF (7.41 ACRES)		323,049 SF (7.41 ACRES)
BUILDING HEIGHT				
111 W. RIO SALADO PKWY		152' / 10 STORIES		152' / 10 STORIES
222 S. MILL AVE.		132' / 8 STORIES		132' / 8 STORIES
PHASE 1 GARAGE		43' / 4 STORIES		60' / 6 STORIES
PHASE 2 GARAGE		54' / 5 STORIES		54' / 5 STORIES
BUILDING LOT COVERAGE				
PHASE 1 ONLY	NS	22.3%		22.3%
PHASE 1 AND PHASE 2	NS	53%		53%
SITE LANDSCAPE COVERAGE				
PHASE 1 LANDSCAPE AREA	NS	61,000 SF / 19%		61,000 SF / 19%
PHASE 2 LANDSCAPE AREA	NS	52,107 SF / 16%		52,107 SF / 16%
TOTAL LANDSCAPE AREA	NS	113,107 SF / 35%		113,107 SF / 35%
BUILDING SETBACKS (minimum)		PHASE 1	PHASE 2	PHASE 1 & 2
GARAGE - SOUTH	0'-0"	0'-0"	7'-0"	NO CHANGE
GARAGE - WEST	0'-0"	15'-0"	13'-0"	
GARAGE - WEST COMMON WALL	0'-0"	NA	0'-0"	
GARAGE - EAST	0'-0"	55'-0"	NA	
GARAGE - NORTH COMMON WALL	0'-0"	NA	0'-0"	
GENERAL OFFICE - EAST	0'-0"	67'-0"	0'-0"	
GENERAL OFFICE - NORTH	0'-0"	118'-0"	23'-0"	
GENERAL OFFICE - SOUTH	0'-0"	NA	6'-0"	
GENERAL OFFICE - WEST	0'-0"	14'-0"	NA	
VEHICLE PARKING	PARKING REQ'D	PHASE 1 PROVIDED	PHASE 2 PROVIDED	PAD PROPOSED TOTAL
PHASE 1	440 SPACES	655 SPACES	-	955 SPACES
PHASE 2	537 SPACES	-	1,115 SPACES	1,115 SPACES
TOTAL PROVIDED	-	-	-	2,070 SPACES
TOTAL REQUIRED	977 SPACES	1,691 SPACES PER 2008 SHARED PARKING ANALYSIS		
BICYCLE PARKING	REQ'D	PHASE 1	PHASE 2	
BICYCLE PARKING - REQUIRED	84 SPACES	24 SPACES	60 SPACES	
BICYCLE PARKING - PROVIDED		24 SPACES	60 SPACES	84 SPACES
USES				
111 W. RIO SALADO PKWY (OFFICE)		225,116 SF		225,116 SF
222 S. MILL AVE. (OFFICE)		237,489 SF		237,489 SF
RETAIL		5,795 SF		5,795 SF
RESTAURANT		25,000 SF		25,000 SF
PHASE 1 GARAGE		216,855 SF		354,630 SF
PHASE 2 GARAGE		360,126 SF		360,126 SF
TOTAL USES		1,070,381 SF		1,208,156 SF

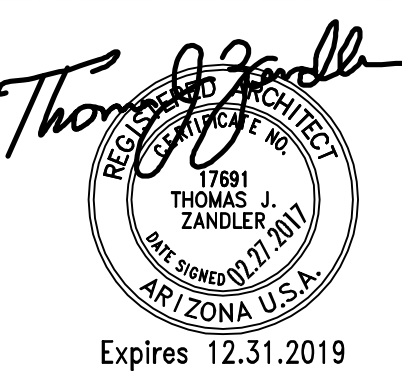
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